

106.0

0001

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

986,200 / 986,200

USE VALUE:

986,200 / 986,200

ASSESSED:

986,200 / 986,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JESURAJ RAJESH KUMAR
Owner 2:	JOSEPH REBEECA JOHN
Owner 3:	

Street 1: 110 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MACDONALD REGIS M -

Owner 2: -

Street 1: 110 HUTCHINSON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,984 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1937, having primarily Wood Shingle Exterior and 2428 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9984		Sq. Ft.	Site		0	70.	0.90	4			Golf co	25					629,577						629,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										67803
										GIS Ref
										GIS Ref
										Insp Date
										09/21/18


PATRIOT
Properties Inc.
USER DEFINED

Prior Id # 1:	67803
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/10/20 22:56:05
LAST REV	Date Time
	09/09/20 15:27:18
	mmcmakin
	8358
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,200	400	9,984.	629,600	986,200	986,200	Year End Roll	12/18/2019
2019	101	FV	263,400	400	9,984.	629,600	893,400	893,400	Year End Roll	1/3/2019
2018	101	FV	262,700	400	9,984.	539,600	802,700	802,700	Year End Roll	12/20/2017
2017	101	FV	262,700	400	9,984.	503,700	766,800	766,800	Year End Roll	1/3/2017
2016	101	FV	262,700	400	9,984.	431,700	694,800	694,800	Year End	1/4/2016
2015	101	FV	237,100	400	9,984.	386,700	624,200	624,200	Year End Roll	12/11/2014
2014	101	FV	237,100	400	9,984.	358,000	595,500	595,500	Year End Roll	12/16/2013
2013	101	FV	237,100	400	9,984.	341,300	578,800	578,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD REGIS	1560-93	1	7/27/2020		876,000	No	No		
RILEY DANIEL V-	1405-54		9/15/2011		595,000	No	No		
SHELDON SYLVIA	1106-56		1/14/1993		252,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/5/2017	370	Redo Bat	40,000	C					9/9/2020	SQ Mailed	MM	Mary M
5/24/2016	668	Redo Kit	39,000					remodel Kitchen	9/27/2019	Permit Visit	DGM	D Mann
4/28/2014	402	Heat App	10,000						9/21/2018	MEAS&NOTICE	BS	Barbara S
									6/27/2012	External Ins	BR	B Rossignol
									12/15/2011	MLS	EMK	Ellen K
									12/15/2011	MLS	EMK	Ellen K
									6/18/2009	Measured	189	PATRIOT
									10/27/1999	Meas/Inspect	243	PATRIOT
									8/26/1991		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Very Good	PDAS.													
Sty Ht:	1 - 1 Story			A Bath:		Rating:															
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average													
Foundation:	1 - Concrete			A 3QBth:	1	Rating:	Very Good														
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%			OthrFix:		Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units: 1													
Color:	WHITE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl:	1	Rating:	Average														
GENERAL INFORMATION				WSFlue:		Rating:		Other													
Grade:	C+ - Average (+)			CONDOS INFORMATION				Upper													
Year Blt:	1937	Eff Yr Blt:							Lvl 2												
Alt LUC:		Alt %:							Lvl 1												
Jurisdct:		Fact: .							Lower												
Const Mod:								Totals	RMs:	7	BRs:	2	Baths:	1	HB:	1					
Lump Sum Adj:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRs	FL									
Prim Int Wall:	2	- Plaster			Functional:		%	Interior:	1	7	2										
Sec Int Wall:		%			Economic:		%	Additions:													
Partition:	T - Typical			Special:		%	Kitchen:														
Prim Floors:	4	- Carpet			Override:		%	Baths:													
Sec Floors:	3	- Hardwood			Total:	26.4	%	Plumbing:													
Bsmnt Flr:	12	- Concrete			CALC SUMMARY				Electric:												
Subfloor:									Heating:												
Bsmnt Gar:	2								General:												
Electric:	3	- Typical																			
Insulation:	2	- Typical																			
Int vs Ext:	S																				
Heat Fuel:	2	- Gas																			
Heat Type:	3	- Forced H/W																			
# Heat Sys:	1																				
% Heated:	100	% AC: 100																			
Solar HW:	NO	Central Vac: NO																			
% Com Wall		% Sprinkled:																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID				106.0-0001-0003.A									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
19	Patio	D	Y	16X20	A	AV	1960		5.38	T	40.8	101			400		400				
More: N				Total Yard Items:				400				Total Special Features:				400					